

SUNCHASE CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

MAY 17, 2017

MINUTES

BOARD MEMBERS PRESENT

Abe Singh &
Tim Carr
(by teleconference)
Mandy Youngblood
Laura Plowman
Jake Commer
Butch Sommermeyer
Susan Davis

OTHERS PRESENT

Cheryl Kelley, EPM

Scott Plowman
Cindy Newhouse
Andrew Jackson
Patricia Miller-Ocobock

Call to Order:

The meeting was called to order by Butch Sommermeyer at 5:05 p.m.

Approval of Minutes: Butch made a motion to approve the minutes of the April 19th meeting. Mandy seconded, and the motion passed unanimously.

March Financials: Cheryl Kelley presented the April 2017 financial report.

Cheryl reported that the April finances are in good shape. Special Assessment; second invoice for 2nd (& final) payment, statements are being prepared for mailing to all owners.

ALL owners will receive a "special Assessment" statement in order to ensure the accuracy of the billing and viewing of how their SA payments were applied.

Board approved this mailing.

Laura made a motion to approve the April financials, Jake seconded. All in favor.

OLD BUSINESS:

- **Fire Lane K & L Buildings:**
Parking is limited in this area, residents do not always park in garage or driveways. Visitors are required to park in designated visitor parking area. Cheryl is in contact with GB Fire Marshall, they will look at area, for recommendations.
- **Rules Committee Update:**
Butch thanked the committee for their hard work.
Andrew Jackson and Caroline Stinson have joined the committee.
Susan and Laura reported on the committee's progress. They are working on updating and are reviewing all of the current rules.
Committee will make recommended changes to the board, Board will vote to approve and implement the updated rules, asap. Next meeting to take place on May 31st, Laura will have the meeting at her condo and email members meeting details.
- **Boat Yard:** Gate Lock has been changed, owner's registration/tags have been updated. Boat yard is full, waiting list in place.

- **Piling Repairs**, Bontrager Construction, piling repairs I Building, Estimate has been approved by board, one column repair behind I is in progress.
- **Beach Grass Removal** Wayne Sellers has begun the Beach grass removal project, to be completed by end of this week.
- **Pressure Wash Bids**: Wayne Sellers bid was approved at April meeting Power washing will begin in next couple of weeks, weather permitting.
- **Disaster Preparedness: Roles of: Management, Owners/residents/Insurance Company:**
 Board discussed the prep for the upcoming Hurricane Season, EPM is updating their disaster plans & Hurricane Information sheet. Information will be emailed and mailed to all residents, along with Summer Newsletter.
 Insurance Company has been contacted for disaster preparedness after a storm.
 Insurance coverage was discussed.
 Residents should read all information provided, residents are responsible for personal item removal from deck, balconies, etc.

NEW BUSINESS:

- **Pond underbrush/shrub removal:**
 Residents have requested removal/trim 6 or so feet off the trees, which are prohibiting view of the sound, discussion if habitat of Audubon life, would be disturbed? Board discussed this at length with residents at meeting. Butch called for vote, 3 voted yes/3 voted no/ 1 member abstained, therefore no decision made.
 Tabled for decision/discussion at next meeting.
- **K-6 Andrew Jackson**, request to for **bathroom remodel**. Board reviewed the request. Butch made motion to accept, Mandy seconded, all in favor.
- **Maintenance Report:**
 Cheryl reviewed recent maintenance requests.
 Drain between A-B & K buildings discussed, estimates being obtained for review.

Meeting was adjourned at 6:35

Respectfully Submitted,

Cheryl E. Kelley